

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Monthly Meeting**

July 8, 2015

Members present: Chair Al Zgolinski; Vice Chair Kathleen E. Foley; Members: Carolyn C. Bachan, Peter Downey, and Michael Junjulas.

The meeting was opened at 8:03pm by Vice Chair Foley; Chair Zgolinski arrived later in the session.

1. Sign Applications:

David Kimelman, 101 Main Street, Burkelman; Nationally Listed Area

Vinyl cling window signs have already been installed in the front windows and door of the business. Given the signs' compatibility with the structure and the streetscape, as well as their reversible nature, P. Downey moved to accept the application as submitted and C. Bachan seconded the motion. The application was approved 4-0 (Chair A. Zgolinski had not yet arrived).

2. Old Business:

a. Frank Bumpus, 45 Paulding Ave. Rear Deck Installation; Locally Listed Area

Represented by the contractor, Dino Gjokam. The applicant proposed a 16 ft. long pressure treated wooden ramp. The rail on the ramp and the deck will have 4X4 pressure treated posts, rails and aluminum balusters. The post caps will be metal with LED lights. A discussion ensued over the use of mixed material and its compatibility with the surrounding district. K. Foley noted that the Design Guidelines allow metal balusters, and also stated that she felt the design was compatible with the structure because it is new construction and the deck has limited visibility. A. Zgolinski and C. Bachan did not feel that the rail design was compatible with the structure or the surrounding district. K Foley moved to accept the application as presented and P. Downey seconded the motion. It was approved 3-2 A. Zgolinski and C. Bachan voted no.

b. Joseph and Andrea Keyser, 5 Market Street; Stoop, Stairs and Railing; Nationally Listed Area

This is a revised application. The Applicant seeks approval for an already-constructed pressure treated stoop and stairs and an iron hand rail. The board noted that pressure treated wood is not allowed in the Nationally-listed portion of the Historic District. After discussion, the applicant agreed to retain the frame of the stoop in pressure treated wood, then use natural wood for the treads and all other visible portions of the stoop. The front of the stoop shall be flush along a single plane. K. Foley moved to accept the application as modified; C. Bachan seconded the motion; it was approved unanimously. The applicant was asked by the Chair to submit three revised copies of the application and materials list.

c. Theresa Corcoran, 5 Parrott Street; Portico, Stair and Porch Updates; Nationally Listed Area

The review is complete and requires no further discussion.

d. Alberto Mora, 33 Fair Street; Fence Installation; Locally Listed Area

The applicant did not appear before the Board.

e. Sean Kearney, 24 Paulding Ave. Bracket Revision; Nationally Listed Area

The Applicant presented additional options for a larger bracket to be applied to the structure's upper cornice second. The preferred option is made of wood and is heftier than previously proposed brackets, which the board believed was preferable for the structure's scale. The Chair asked the Applicant to submit a letter detailing the location of each of the bracket selections (as per this and a previous board session). M. Junjulas moved to accept the application; C. Bachan seconded and it was unanimously approved.

f. William and Marybeth Reed, 14 Pine St, Front Portico and Stair Installation; Locally Listed Area

Per previous discussions with the Board, the Applicant proposed a revised front portico and steps. Columns will be slightly tapered and made of fiberglass (allowable in the locally listed portion of the district), true brick facing on the concrete stairs, hardy board trim on the gable end and asphalt shingle on the gable roof. The applicant proposed two different lighting fixtures, which the board agreed were both appropriate to the design and final selection could be made at the applicant's discretion. K. Foley moved to accept the application as presented; M. Junjulas seconded the motion and it was unanimously approved. The Chair requested three copies of final materials approved in the vote.

3 New Business:

a. Jason Hughes, 15 Main Street, Ella's Bella's Bakery; Façade Improvements, Nationally Listed Area

The Applicant was represented by Aryeh Siegel, Architect; Mr. Siegel presented in greater detail the window, door, trim and vent modifications proposed. After discussion, which included the fact that the structure is infill construction and non-contributing, the Board asked the applicant to return with final details on the following with the final submission:

- Specific trim sizes, including along pediment
- Mounting details for the projecting sign
- Details of side lattice installation
- Installation of polycarbonate roofing

David Burn, 13 Church Street; Installation of Trellis in Back Yard; Locally Listed Area

The Applicant proposed an 8' trellis in the back of the yard. The board agreed that this element would not be visible from the public right of way because of its distance from the street and its placement behind an existing ancillary structure; therefore, the board declined to review the application. The Chair will notify the Building Inspector of the decision.

Kathy Gordineer, 5 Fair Street; Full Replacement of Existing Fence; Nationally Listed Area

The Applicant proposed to replace a deteriorated 4' wooden fence and two gates in the front of the house. The applicant proposed picket and gate forms, as well as hardware; post caps will be square and panels will be placed between posts. K. Foley moved to approve the application as presented and P. Downey seconded the motion. It was unanimously approved.

Anne Impellizzeri, 15 High Street; New Home Construction; Locally Listed Area.

The Applicant was represented by Juhee Lee-Hartford, Architect, continuing previous workshop discussions with the HDRB. The roofline of the house has been modified to be more in keeping with village character, as has the front porch and bay window. Throughout the house, windows are proposed

to be simulated divided light, double hung 2 over 2, hardy board is proposed for the clapboard and trim. Solar panels will be placed on the south-facing roof. The back deck would be cedar; the deck rail will have wooden posts and metal cable to maximize visibility of mountain views.

After discussion of design elements including the massing of the porch, treatment of the roofline, and the front upper story porch and bay roof, the Board suggested scheduling another meeting to review the proposal and determine readiness for public hearing. A regular meeting was scheduled for July 29, 2015 at 8:00pm. A public hearing was tentatively scheduled for August 19, 2015. The Board requested a revised model and a window sample for the 7/29 session.

Richard Krupp, 33 Market Street, Fence Installation, Locally Listed Area

The Applicant was not present. The proposal was for a 6 foot chain link fence along the property's northern boundary and a 6 foot wrought iron fence along the front of the property. In communications with the HDRB, the Building Inspector reported that the applicant wished to fence his property to keep people out of his pool. The board noted that six foot fences are not allowable on properties that are not zoned industrial except with variance from the ZBA. Additionally, chain link fences are not allowed anywhere in the Historic District. K. Foley moved to deny the application, citing the chain link fence restriction for the north fence and concerns over Village character for the six foot fence along the property's front. She noted that the property already has an electronic gate across the drive, which was installed without a Certificate of Appropriateness, which is counter to the open and neighborly character of the Village and is an anomaly in the Village. M. Junjulas seconded the motion. The application was denied unanimously.

4. Minutes:

- The minutes of May 14, 2015 were reviewed. M. Junjulas moved to accept the minutes as presented and P. Downey seconded the motion. The minutes were approved unanimously
- The minutes of June 10, 2015 were reviewed and amended. C. Bachan moved to approve the minutes as amended and P. Downey seconded the motion. The amended minutes were approved 4-0. M Junjulas abstained since he was not present at that meeting.
- The minutes of June 17, 2015 were reviewed and amended. P. Downey moved to approve the minutes as amended and M. Junjulas seconded the motion. The minutes were approved 4-0. A. Zgolinski abstained since he was not present.

5. Board business:

- RFP - Two responses to the RFP were received. Interviews were scheduled for July 27 & July 28, 2015, pending space availability to be confirmed with the Village Clerk.
- Report to Village Board of Trustees - K. Foley will draft this month's report and C. Bachan present it to the VBOT, along with her report on her research on application fees across New York State.

P. Downey Moved to adjourn the meeting and C. Bachan seconded the motion; the meeting adjourned at 11:22 P.M.

Al Zgolinski, Chair,

Date